



### RESIDENTIAL PLAN REQUIREMENTS

- I. Three sets of plans (Four for projects over \$50,000) are required for submittal.
- II. The following items shall appear on the first sheet of the drawings:
  - A. **Applicable codes:** 2013 California Building with local amendments, 2013 California Plumbing, 20013 California Mechanical Codes, and 2013 California Electrical Code
  - B. **Building code data:** Occupancy Group: R3 – residence; U1 – garage;  
Type of Construction: V-B  
New & existing habitable floor area  
New & existing storage floor area
- III. Plans shall consist of:
  - A. **Plot plan:**
    1. Legal description, site address, lot size and property owner information
    2. Location and size of residence/addition on the property relative to property lines and other structures
    3. North arrow
  - B. **Foundation plan and details:**
    1. Footing sizes and reinforcing
    2. Slab thickness, reinforcement and moisture barrier, if required
    3. Locations and sizes of rebar, hold-downs and anchor bolts
  - C. **Floor plan:**
    1. Show layout of new and existing walls and partitions
    2. The uses of new areas and existing areas
    3. Size, type, and location of doors and windows
    4. Framing information (size, spacing, and directions of joists and rafters; headers; beams and columns, shear walls, floor diaphragms) may be shown here or on a separate framing plan
  - D. **Roof plan** (may be combined with plot plan, if simple):
    1. Roof material, slope, ridges, valleys, overhangs, roof diaphragm
    2. -or- Truss calculations supplied by Truss Manufacturer and stamped by their engineer
  - E. **Details**
    1. Show structural details for connections of framing members to each other and to the foundation providing a continuous load path for both gravity and lateral (wind or seismic) loads
    2. Provide a flashing detail showing the mitigation of water intrusion
  - F. **Mechanical Plan:**
    1. Size of mechanical unit (tons/BTU's)
    2. Duct sizes with R-values, plenum sizes, supply and return air grill locations
    3. Show mechanical exhaust to exterior for bathrooms and kitchens
  - G. **Plumbing Plan:**
    1. Drain Waste and Vent line drawing with drain fixture units and locations listed
    2. Gas piping sizes, showing developed length and demands for all appliances
    3. Meter locations for water supply and gas supply
    4. Size/route of water supply lines, hot and cold, show location of water heater
  - H. **Electrical Plan:**
    1. Electric service location and 1 line diagram showing bonding and grounding
    2. A completed circuit card
  - I. **Prescriptive Energy Compliance:**
    1. Show insulation in walls, floors and ceilings, U-factors and R-values of all glazing  
-or- Submit tradeoff energy calculations in compliance with California Energy Code.